

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio

October 5, 2017

CALL TO ORDER 7:00 P.M

PRESENT: Chairman Christopher Smith, Vice Chairman John Lillich, Mayor Robert Weger, Councilman Christopher Hallum and Michael Kline

ABSENT: Jonathan Irvine

ALSO PRESENT: City Engineer Pietro DiFranco, BZA Representative Frank Cihula and Clerk Katherine Lloyd

MOTION: John Lillich moved to excuse Jonathan Irvine from tonight's proceedings.
Seconded by John Lillich
Voice Vote: Ayes Unanimous
Motion Passes: 5/0

Correspondence:

- Email dated 9/15/17 from City Engineer DiFranco RE: 2877 Rockefeller Rd – Pool & Pool House
- Email dated 9/22/17 from City Engineer DiFranco RE: 30825 Diane Court – 12'x24' Shed.
- Email dated 9/22/17 from City Engineer DiFranco RE: 38355 Chimney Ridge Trail - New House.
- Email dated 9/22/17 from City Engineer DiFranco RE: 34750 Chardon Rd. – Gas Station and Signs.

Disposition of Minutes Meeting of September 21, 2017

MOTION: Christopher Hallum moved to accept minutes of September 21, 2017 as presented.
Seconded by John Lillich
Voice Vote: 4 Ayes and 1 Abstention (Kline)
Motion Passes: 5/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:01 P.M.

No Comments

Public Portion closed at 7:01 P.M.

1.) Kenn Ricci

Agent/Contractor: Charles Miller, Architect

38355 Chimney Ridge Trail – New Single Family Residence & Sitework – PPN 31-A-001-C-01-008-0

Plans stamped received in Building Department 9/15/17

Plans reviewed by City Engineer 9/22/17

Present: Charles Miller (Architect) and Patrick Cloonan (Landscape Architect)

City Engineer's Comments (DiFranco):

- Email dated 9/22/17 from City Engineer DiFranco RE: 38355 Chimney Ridge Trail - New House.
- This is a unique and substantial project. The applicant is requesting a preliminary approval before he authorizes his consultants to proceed with final design. Mr. Miller, Mr. Cloonan and Mr. DiFranco initially met at the site in August. They want to make sure everything is done properly.
- The large reflecting pond is the main feature. Code defines a swimming pool as any body of water greater than one foot deep which has wide application.
- Referral was made to the BZA for variances on two issues: 1) requirement for a fence around all swimming pools and 2) the rear setback of the reflecting pond. They were unable to get on the BZA October Meeting Agenda.
- Further consideration of the two issues:
 - Applicant will show that the fence requirement is accomplished in a variety of ways including landscaping, a natural ravine and other features that will serve the purpose of the fence. Approval of that issue is recommended bases on application of the Equivalency Provision.
 - The rear setback for the reflecting pond was originally considered as a swimming pool which would be an accessory structure with a 40-foot rear setback. However, this is a very secluded property. The purpose of the project is to allow the owner to walk across the property line and around the reflecting pond. This issue can be approved under the Equivalency Provision.

Mr. Hallum asked about the resident at Rockefeller and Gatsby who put in a pond last year which has no fence. *(DiFranco) The Code does not clearly define the difference between a natural feature and a swimming pool.*

Owner/Representative Comments:

- Context of Project: The property comes off a cul-de-sac on Chimney Ridge Trail. Running roughly parallel to the adjacent property lines are ravines that taper away from Chimney Ridge towards the Metro Park. The ravines give some natural barrier from adjacent properties. Beyond that is a heavily wooded property. Also, all the properties are heavily wooded. These are physical barriers that occur in a natural way.
- The owner has two parcels, 26 acres. The south parcel is close to Chimney Ridge. The north parcel goes to the rear. Twenty years ago, Mr. Miller was the architect for the original house. Photos were shown of the house as it appears now. Influences of Frank Lloyd Wright are seen. The manicured architectural landscape design by Mr. Cloonan is very crisp and angular and an extension of the house. Photos show the limestone slabs and landscaping leading away from the house toward the proposed project.
- The owners love to walk the property. They would like to extend the architectural park-like setting and enhance the setting with more sandstone walks and trimmed bushes. Because he has a second parcel, he is able to build a second 2-story structure which he calls the Retreat House. The approach is under cantilevered balconies to a walk way that goes past the outdoor summer kitchen and extends all the way under the house to the other side. Walkway is gated. The walkway extends to the reflecting pond which is significant part of the house. The walk goes from formal to informal at the property line.
- At the south end of the reflecting pond is a negative edge, 3½ foot waterfall. It falls to a pond and down a grade with all the walking surfaces around it on grade. There is a little bridge that goes across the pond at grade. Then there is a 3-foot step up to the reflecting pond and a walkway around the entire retreat house. The concept is a contemporary pond-like setting which is an extension of the existing house. The garages are tucked away from view. The reflecting pond itself

- is 51 feet from the rear property line. The only thing that fits in the 40-foot setback is the natural pond that sits at grade level.
- Features of the existing house include a hip roof, asphalt shingles, cedar siding, cultured stone veneer and Anderson windows.
- The owner wants the Retreat House to 'look like a brother' to the existing house. The matching proposed exterior materials were listed and the sample colors shown. They are the same as the original house. The Retreat house will have an additional feature, the flat roof, like the Falling Water look. It is a 4000 sq. ft. house, plus a 3-car garage and an outdoor covered summer kitchen.

Board Comments:

(Smith) It is a very thoughtful design. It is an incredible investment.

(Lillich) Topography wise, you have a great spot for it.

(Hallum) Is that an elevator? *Yes.*

MOTION: John Lillich moved to grant Preliminary Approval for the site and house at 38355 Chimney Ridge Trail and two Section 1111.15 Equivalency Provision approvals, one for the pool/pond and the other for the rear setback.

Seconded by Christopher Hallum

Voice Vote: Ayes Unanimous.

Motion Passes: 5/0

Additional Discussion:

(Cihula) Will the 12 foot concrete driveway support a 36,000-lb. fire truck? *I will check our records and see what we did when the original house was built. It may crack it.* The County Auditor show a house built in 1980.

There was a house built in 1980. That house underwent a partial demo and rebuild by the current owner. It has a stamped, heated concrete driveway.

2.) Andrew DiNunzio

Agent/Contractor: N/A

2877 Rockefeller Rd. – Pool House & Pool – 31-A-006-O-00-016-0

Plans received in Building Department 9/15/17

Plans reviewed by City Engineer 9/15/17

Present: J. DiNunzio

Owner/Representative Comments:

- He plans to build a pool with a 1300 sq. ft. pool house. The color schemes and materials of the pool house will match his house that was built 8 months ago. [Pictures of house shown]. He will use the same products. It will be trimmed out just the way the house is.
- Elevation drawings for the pool house were submitted to the Building Department but were not in the packets.

City Engineer's Comments (DiFranco):

- Email dated 9/15/17 from City Engineer DiFranco RE: 2877 Rockefeller Rd – Pool & Pool House.
- The applicant is looking for two different approvals tonight. One is for the pool. The other is for the pool house.
- The pool house exceeds the size allowed for an accessory building. He is going to the BZA for a variance appeal.
- While waiting, he would like to get the pool approved and under construction.

Board Comments

(Lillich) This is a nice house.

(Hallum) Is there a fence around the pool? *Yes, it will go around the pool.* Did you bring samples of that? *No. It will be a white vinyl picket fence with the proper lock on it.*

(DiNunzio) There is a board on board fence on the north side of the property next to the neighbor.

(Smith) You might want to use the solid white PVC so it will match. We will do two separate motions.

MOTION: John Lillich moved to approve the pool as presented at 2877 Rockefeller Rd.
Seconded by Christopher Hallum
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

MOTION: John Lillich moved to approve the pool house at 2877 Rockefeller Rd. pending BZA variance approval and the fence around the pool will match the fence next to the neighbor.
Seconded by Christopher Hallum
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

3.) Michael Clapacs and Karen Ryan

Agent/Contractor: N/A

30825 Diane Ct. – 12’x24’ Shed – 31-A-013-D-00-019-0

Plans stamped received in Building Department 9/21/17

Plans stamped reviewed in Building Department 9/21/17

Plans reviewed by City Engineer 9/22/17

Present: Karen Ryan and Michael Clapacs

Owner/Representative Comments:

- We want to put up a 12’x24’ for extra storage. The outside will match close to the house. It will be set back from the house 140 feet and is about 145 feet from the back property line.
- Photos of the existing house were shown. Colors discussed. Colors and trim will match the house.
- A picture in the packet shows the neighbor houses which are not nearby.

City Engineer’s Comments (DiFranco):

None.

Board Comments

(Smith) Who is building the shed? *We will have it built by K&K in Kirtland.*

(Hallum) Is it a pre-built? *We may have to have it built on site.* Is it a steel or shingle roof? *Shingle.* It will match the house? *Yes.*

(Lillich) Will you run electricity back there? Not at this time.

MOTION: Christopher Hallum moved to approve the 12’x24’ Shed at 30825 Diane Ct.
Seconded by John Lillich.
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

4.) True North Energy, LLC

Agent/Contractor: Rick Turner, Diamond Z Engineering

34750 Chardon Rd. – Gas Station Architecture and Signs – PPN 31-A-006-F-00-001-0

Plans stamped received in Building Department 9/21/17

Plans reviewed by City Engineer 9/22/17

Present: Tanya Ross & Frank Ross (RCI Architects) and Rick Turner (Diamond Z Engineering).

Owner/Representative Comments:

- They came back for architectural review. Samples and rendering of the proposed building was shown. It is a 4200 sq. ft. brick building with brick on all four sides. It has a fine-finish aeolis band around the top. Window sills have a limestone cap. Natural limestone is the window trim. Brick dumpster enclosure will also have limestone cap. Shingles are gray slate color with some brown.
- The canopy is marketing Shell Gas. Color scheme will remain the same.
- Picnic tables will be deleted from the plan.
- Signage: The existing sign at the corner will be re-faced. Square footage will remain the same. The sign on the building above the gabled entrance door will be much smaller. The canopy will have two Shell signs. The total square footage proposed on the wall signs is below the allowed amount. They are discussing with the City Engineer what is really allowed on the corner sign which is being re-faced.

City Engineer's Comments (DiFranco):

- Email dated 9/22/17 from City Engineer DiFranco RE: 34750 Chardon Rd. – Gas Station & Signs.
- Based on preliminary review, the 43 sq. ft. shown would exceed the 39 sq. ft. allowed. Per discussion with the applicants, there will be further review of the Code section that says that on large sites there can be two signs or the size of the one sign, if combined, can be increased but not above the amount of the two added together.

Board Comments

(Hallum) Are the brick pillars on either side of the sign being re-done? *No, they are being replaced with the same as the building. Will the landscaping around the sign at the corner remain the same? Some will be added to the existing but the bushes on the street side will be replaced because they are blocking the sign.*

(Lillich) This is the replacement of the face of an existing sign. The Code has changed since the sign was first granted. A replacement may be allowable.

(DiFranco) Are you increasing the size? *We are not. Some of the signs will switch positions. The proposed diesel will be the only replacement.*

(Hallum) Will the air station still be at right side location? *The air stand is shown on the south side in front of the dumpster enclosure.*

(Hallum) Is this Preliminary?

(DiFranco) This will be Preliminary. They will come back for the Final.

MOTION: Christopher Hallum moved to give preliminary approval the Gas Station Architectural Plans and True North Energy Signage at 34750 Chardon Road.
Seconded by John Lillich
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

PLANNING COMMISSION

Public Portion opened at 7:46 PM

No Comments

Public Portion closed at 7:46 PM

No Pending Business

UNFINISHED BUSINESS

None

NEW BUSINESS

Discussion of ABR City Charter Section 5.24: Email from Mr. Cihula raised the question of "Minor Alterations approved by the Zoning Administrator" as it was applied to accessory buildings and house & garage additions. Mr. Smith read the definition of 'structure'. Mr. DiFranco stated that the literal definition in the Charter refers to fencing and paving. There are other areas in the Code that should be clarified regarding 'accessory structures'. The Board decides what should come before them for review and approval. Per discussion, decisions on Minor Alterations approved in the past were presented to the Board for any questions. In the past, the Board relied on the previous Building Commissioner. Currently, City Engineer DiFranco is in that role. Both people were here long enough that they knew what the Board was looking for. Definitions and use of the term 'structure' often have definitions and context to define them. Board consensus: "Minor Alterations approved by the Zoning Administrator" will continue.

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Hallum)

None

BUILDING COMMISSIONER'S REPORT

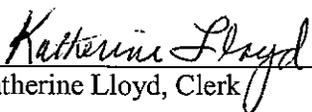
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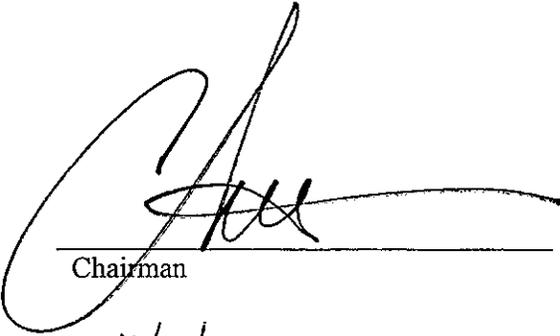
CHAIRMAN'S REPORT

None

MOTION: Christopher Hallum moved to adjourn the meeting.
Seconded by John Lillich
Voice Vote: Ayes Unanimous.
Motion Passes: 5/0

Meeting Adjourned at 7:55 P.M.


Katherine Lloyd, Clerk


Chairman
11/2/17
Date Approved